

**SPECIAL MEETING
BOARD OF MAYOR AND ALDERMEN
(PUBLIC PARTICIPATION)**

November 18, 2003

7:00 PM

Mayor Baines called the meeting to order.

Mayor Baines called for the Pledge of Allegiance, this function being led by Alderman Shea.

A moment of silent prayer was observed.

The Clerk called the roll.

Present: Aldermen Wihby, Gatsas, Guinta, Sysyn, Osborne, Pinard, O'Neil,
Lopez, Shea, DeVries, Garrity, Smith, Thibault, Smith and Forest (late)

Mayor Baines advised that the purpose of the special meeting is to give residents of Manchester the opportunity to address the Board on items of concern affecting the community; that each person will be given only one opportunity to speak; that comments shall be limited to two minutes to allow all participants the opportunity to speak and any comments must be directed to the Chair.

Mayor Baines requested that any resident wishing to speak come forward to the nearest microphone, clearly state their name and address when recognized, and give their comments.

Paul Porter, 237 Woodcrest Court, Manchester stated:

It is a little different being here in this position. I want to thank you for allowing me to speak. I have recently successfully won the Aldermanic seat for Ward 6 and I do wish to once again compliment who I consider a colleague, Real Pinard. We have been neighbors in the ward and residents together for many, many years and I want to thank him for a good campaign. I would like to address the baseball. I did receive and I am glad that I was included on the list of people to receive the Assessor's report. I think that Mr. Hamilton can be complimented on the numbers that he had to generate in such a short period of time. My concern isn't with any methodology that has been presented in this report. My concern is that as you can see by tax year 2003, which we are currently in, the \$40,400,000 is perilously close to the \$40 million minimum for assessed value. Unfortunately there was no timeframe put into the agreement to say and as of date. Any time anyone does an appraisal on real estate there is an as of. It can be as of 10 years ago or as of 10 years in the future given certain assumptions. I don't find any fault with the assumptions that were made by Mr. Hamilton. They certainly seem reasonable to me with my experience in the Assessor's Office. One concern I do have is that the ratio for tax year 2004 is not included. Tax year

2002 has gone by. Tax year 2003 has gone by in terms of assessment. I realize that nobody in the Assessor's Office has a crystal ball and will be unable to give an accurate projection, however, the ratio in 2001 was 91% and in 2002 it was 76.6%. 2003 is reasonably projected at 69.7%. I would just like to bring out that a 1% drop in that ratio will bring the number below the \$40 million requirement for the agreement. I am for the baseball project but I do believe the Achilles' heel is in the remainder of the development.

Don Welch, 811 Dix Street, Manchester stated:

I have been watching this Comcast scenario play out in the City of Manchester with jobs and my affiliation being a former Union Ironworker I have an opportunity at these meetings that I go to to meet a lot of people in the workforce. There is a huge problem in this City. It is affordable housing. We have jobs coming in here and to create more jobs, which is one of the vital parts of economic development we need to have affordable housing and whenever a proposal comes before you I wish you people would just take a look at these proposals and make sure that we have adequate affordable housing in this community because it all works together. That is all part of the whole economic development picture and I am asking you to keep that in mind. Thank you.

George Copadis, 25 West Clark Street, Manchester stated:

I am the current Vice Chairman of the Manchester Housing and Redevelopment Authority. I served on this Board for a number of years and I can attest to the fact that workforce housing in Manchester is the greatest it has ever been in all of the years I have been on. The Executive Director and I spoke today and he indicated that currently we have 5,000 households on the waiting list for workforce housing. During the past two and a half years under the new administration at the MHRA creative new approaches have dramatically renovated and rejuvenated our agency's housing development efforts and I would like to just acknowledge the staff that are here today. Executive Director Dick Dunfey, as well as other staff members. Now what could serve as a model public/private partnership...MHRA is working with private developer Dick Anagnost who is here as well to secure the Old Wellington Road site in an effort to produce 90 units of workforce housing, which would represent a desperately needed increase in Manchester's inventory of workforce housing. The Commissioners of the MHRA support this wholeheartedly and several Commissioners are here and I would like to acknowledge them. One of whom you just spoke about, Commissioner Cashin who is here. Commissioner Mongan, Commissioner Donahue and I am speaking on behalf of the Chairman who was unable to make it but indicated his strong support as well, Commissioner Kfoury. This is a public/private partnership, which really assists us greatly here in the City of Manchester with our housing needs and I just wanted to indicate that we wholeheartedly support this and we look for your support on that item when it comes up for reconsideration. Thank you very much.

Anthony Poore, 15 Foxwood Circle, Manchester stated:

Welcome back Alderman Wihby. It is good to see you. Actually I would like to read from a statement believe it or not instead of ad libbing.

“Dear Mayor and Board of Aldermen:

We, the homeowners residing at Old Wellington Road and Foxwood Circle have previously expressed our concern regarding the sale by the City of Manchester of the vacant land off Old Wellington Road and the potentially negative impact the development of this land will have on the abutters of our property.

It is our understanding that the Board is in the process of determining which developer’s bid to accept. It is also our understanding that Dick Anagnost is one of the developers bidding on this property and he submitted a response to the City’s original RFP dated October 9.

We have reviewed this plan with the developer, Anagnost, yesterday and if you build according to this plan it appears that the negative impact to the environment can be minimized, particularly including the wetlands. It is our opinion that in making their decision the Board should consider the merits of the plan, the merits of the developer but also more importantly the merits and the needs of the neighborhood.

Considering the above information, we the immediate abutters, are supportive of the Anagnost development plan if the developer agrees to the following terms and conditions. If Dick Anagnost and his partners are unable to meet these conditions then we, the direct abutters, will not support this plan and we would entertain the idea that it go back out to RFP. The conditions of support are as follows:

- 1) No additional construction of roadways, thereby requiring all traffic enter on both Wellington and on Eastern Avenue thereby slowing down the traffic.
- 2) Utilize existing tree line and appropriate buffer zones/frontage that maintains the current privacy levels to the best of the developer’s ability and to the desires for those persons immediately impacted by the traffic.
- 3) Complete all infrastructure improvements needed to improve the current traffic flow, conditions and install additional traffic control devices that serve to slow that traffic down.
- 4) The developer agrees to work “one on one” with a designated Neighborhood Advocate and include him/her in any and all decisions requiring the construction that impacts our quality of life issues (traffic flows, frontage, landscaping, etc.).
- 5) If you look at this property, 144 units can be built on that site. Dick Anagnost requires only 90 so in the future...let’s think about today and let’s think about tomorrow and if we can impede or halt any further development thereby adding to any other negative consequences please let’s hold it back. “

Let’s keep it at 90. We don’t want to fight development. We want to work with them and thereby we have accounted for the present and thought about the future. Thank you so much for your time. I appreciate the process and let’s do it more often. Copies of these letters are for you.

There being no one else present wishing to speak, on motion of Alderman DeVries, duly seconded by Alderman Smith it was voted to take all comments under advisement and further to receive and file any written documentation presented.

This being a special meeting of the Board, no further business was presented and on motion of Alderman Lopez, duly seconded by Alderman DeVries it was voted to adjourn.

A True Record. Attest.

City Clerk